



DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND, ATLANTIC
6506 HAMPTON BLVD
NORFOLK VA 23508-1278

IN REPLY REFER TO

11011
Ser AM1/00280
July 7, 2016

Mr. Steve George
Dabney Properties LLC
3409 Bartley Pond Place
Richmond, VA 23233

Dear Mr. George:

Please find enclosed for your records fully executed original Settlement Agreement and Special Release documents for the following leases:

1. N62470-12-RP-00024 (LI-12263)
2. N62470-15-RP-00057 (LI-13104)
3. N62470-12-RP-00026 (LI-12265)
4. N62470-12-RP-00027 (LI-12266)
5. N62470-12-RP-00029 (LI-12271)
6. N62470-15-RP-00056 (LI-13103)
7. N62470-12-RP-00032 (LI-12274)
8. N62470-12-RP-00039 (LI-12291)
9. N62470-12-RP-00040 (LI-12292)
10. N62470-12-RP-00041 (LI-12293)
11. N62470-15-RP-00054 (LI-13100)

It has been a pleasure having you as a Lessor. If you have any questions or concerns, please do not hesitate to contact Brandy L. Tallaksen, Realty Specialist, at (757) 322-4116, or e-mail: brandy.tallaksen@navy.mil.

Sincerely,

TAMMY S. SADLER
Real Estate Contracting Officer
By direction of the Commander

Enclosures

Tallaksen, Brandy L CIV NAVFAC LANT, AM

From: Tallaksen, Brandy L CIV NAVFAC LANT, AM
Sent: Friday, May 20, 2016 9:47
To: 'steve@dabneyproperties.com'
Cc: Buddenhagen, Carolyn L CIV NAVFAC LANT, AM; Sadler, Tammy S CIV NAVFAC LANT, AM; Blackwell, Robin S CIV NAVFAC LANT, AM; McKnight, James Ivan GS11 CNRMA
Subject: 30 June Termination Apartment Units /Non-Renewal Notification 09 July Expiring Leases
Signed By: brandy.tallaksen@navy.mil

Per our conversation this morning, please find below apartment complexes and units covered by the corresponding leases:

1. N62470-12-RP-00024 (LI-12263): Northampton Village (1) Unit - 151-D
2. N62470-12-RP-00025 (LI-12264): Featherstone Apartments (5) Units - 201, 203, 301, 303, and 304
3. N62470-12-RP-00026 (LI-12265): Northampton Village (4) Units -145-A, 158-A, 246-B, and 110-A
4. N62470-12-RP-00027 (LI-12266): Northampton Village (2) Units - 203-A and 231-B
5. N62470-12-RP-00028 (LI-12270): Abbington Landing (3) Units - 13-4, 968-2, and 972-5
6. N62470-12-RP-00029 (LI-12271): Northampton Village (2) Units - 172-A and 178-B
7. N62470-12-RP-00030 (LI-12272): Cambridge Apartments (5) Units - 5109-26G, 5109-4G, 5109-24G, 5124-6 and 5130-13
8. N62470-12-RP-00031 (LI-12273): Abbington Landing (3) Units - 41-2, 43-7, 57-8
9. N62470-12-RP-00032 (LI-12274): Addison (1) Unit - 219
10. N62470-12-RP-00039 (LI-12291): Abbington Landing (1) Unit 25-3
11. N62470-12-RP-00040 (LI-12292): Abbington Landing (1) Unit 51-8
12. N62470-12-RP-00041 (LI-12293): Cambridge Apartments (1) Unit 5108-7

Additionally, please accept this email as a courtesy notification that the Government does not intend to renew the following leases expiring on 09 July 2016:

1. N62470-15-RP-00054 (LI-13100): Cambridge Apartments (1) Unit - 5109-31G
2. N62470-15-RP-00055 (LI-13102): Town Center Apartments (1) Unit - 211
3. N62470-15-RP-00056 (LI-13103): Cambridge Apartments (3) Units- 5109-16M, 5109-21I and 5110-2
4. N62470-15-RP-00057 (LI-13104): Cambridge Apartments (4) Units - 5109-12H, 5109-15E, 5109-17F and 5109-28G
5. N62470-15-RP-00058 (LI-13105): Northampton Village (2) Units 107-A and 145-B

V/r

Brandy L. Tallaksen
Realty Specialist
NAVFAC Atlantic AM1
Work: 757-322-4116 Fax: 757-322-4913
Brandy.Tallaksen@navy.mil

Tallaksen, Brandy L CIV NAVFAC LANT, AM

From: Tallaksen, Brandy L CIV NAVFAC LANT, AM
Sent: Friday, May 20, 2016 6:59
To: 'heather@dabneyproperties.com'; 'steve@dabneyproperties.com'
Cc: Buddenhagen, Carolyn L CIV NAVFAC LANT, AM; McKnight, James Ivan GS11 CNRMA; Sadler, Tammy S CIV NAVFAC LANT, AM; Hall, Michael J CIV NAVWPNSTA Huntington Hall, N93; Gardner, Raymond F CIV Newport News Huntington Hall, N93
Subject: Termination Notice
Attachments: DABNEY TERMINATION OCT LEASES.pdf
Signed By: brandy.tallaksen@navy.mil

Steve,

Please find attached an advanced copy of the Government's intent to terminate the following leases effective 30 June 16:

1. N62470-12-RP-00024 (LI-12263)
2. N62470-12-RP-00025 (LI-12264)
3. N62470-12-RP-00026 (LI-12265)
4. N62470-12-RP-00027 (LI-12266)
5. N62470-12-RP-00028 (LI-12270)
6. N62470-12-RP-00029 (LI-12271)
7. N62470-12-RP-00030 (LI-12272)
8. N62470-12-RP-00031 (LI-12273)
9. N62470-12-RP-00032 (LI-12274)
10. N62470-12-RP-00039 (LI-12291)
11. N62470-12-RP-00040 (LI-12292)
12. N62470-12-RP-00041 (LI-12293)

I will be in contact to arrange the final walk-through schedule.

V/r

Brandy L. Tallaksen
Realty Specialist
NAVFAC Atlantic AM1
Work: 757-322-4116 Fax: 757-322-4913
Brandy.Tallaksen@navy.mil



DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND, ATLANTIC
6506 HAMPTON BLVD
NORFOLK VA 23508-1278

IN REPLY REFER TO

11011

Ser AM1/00217/LI-12263,
LI-12264, LI-12265,
LI-12266, LI-12270,
LI-12271, LI-12272,
LI-12273, LI-12274

MAY 19 2016

Mr. Steve George
Dabney Properties LLC
3409 Bartley Pond Place
Richmond, VA 23233

Dear Mr. George:

In accordance with Paragraph 4 of the lease agreements referenced herein, the Government hereby notifies you of our intent to terminate the below listed leases effective 30 June 2016. You will be contacted to arrange walk-through inspections of each unit the week of 27 June 2016.

1. N62470-12-RP-00024 (LI-12263)
2. N62470-12-RP-00025 (LI-12264)
3. N62470-12-RP-00026 (LI-12265)
4. N62470-12-RP-00027 (LI-12266)
5. N62470-12-RP-00028 (LI-12270)
6. N62470-12-RP-00029 (LI-12271)
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10. N62470-12-RP-00039 (LI-12291)
11. N62470-12-RP-00040 (LI-12292)
12. N62470-12-RP-00041 (LI-12293)

Your cooperation in this matter is greatly appreciated. If you have any questions or concerns, please do not hesitate to contact Brandy L. Tallaksen, Realty Specialist, at (757) 322-4116, or e-mail: brandy.tallaksen@navy.mil.

Sincerely,

TAMMY S. SADLER
Real Estate Contracting Officer
By direction of the Commander

SETTLEMENT AGREEMENT AND SPECIAL RELEASE

THIS SETTLEMENT AGREEMENT AND SPECIAL RELEASE, made effective on the 29th day of June 2016, by and between Dabney Properties LLC hereinafter called LESSOR, and the UNITED STATES OF AMERICA, hereinafter called GOVERNMENT.

W I T N E S S E T H:

WHEREAS, pursuant to Lease Number N62470-12-RP-00029, dated 14 October 2012, the LESSOR leased unto the GOVERNMENT Two (2), 2-Bedroom/2-Bath, fully furnished apartments identified as Apartment Nos. 172-A and 178-B, Kathann Drive, located at Northampton Village, Hampton, Virginia, as more particularly described in said Lease; and

WHEREAS, it is mutually agreed that Apartment Nos. 172-A and 178-B, Kathann Drive, located at Northampton Village, Hampton, Virginia, were undamaged when the move-out inspection was completed on the 29th day of June 2016.

NOW THEREFORE, in consideration of the premises, the parties hereto do mutually agree, one with the other, as follows:

1. That there is no money due by the GOVERNMENT to the LESSOR for the GOVERNMENT's use of said apartments, through the aforementioned date, pursuant to the subject lease.

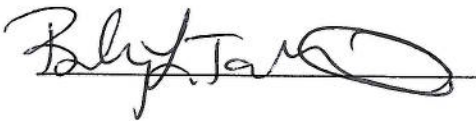
2. That the LESSOR does for itself, and its successors and assigns remise, release, and forever discharge the UNITED STATES OF AMERICA, its officers, agents, and employees, of and from all manner of actions and claims upon, or by reason of, any matter, cause, or thing whatsoever arising out of the GOVERNMENT's

use of said apartments at Northampton Village, Hampton, Virginia, through the
aforementioned date, pursuant to the subject Lease.

3. That the LESSOR does hereby accept the return of the property and assume
full custody and control for the aforementioned apartments as of the above date.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be
signed on their behalf.

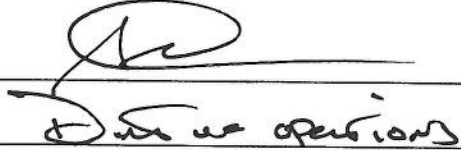
WITNESS



DABNEY PROPERTIES LLC

By

Title


DABNEY PROPERTIES LLC

UNITED STATES OF AMERICA



TAMMY S. SADLER

Real Estate Contracting Officer
By direction of the Commander

move out

CONDITION REPORT

COMPLEX Northampton Village Complex APT # 178-BSTREET Kathann Drive, Hampton, VA 23605#BDR _____ #BATHS _____ #OCCUPANTS 2SMOKE ALARM: AREA _____ / _____ WORKING: Yes / _____SPRINKLER SYSTEM: YES _____ NO ✓

ENTRANCE HALL:

Front Door: NDSFloor NDSCovering VinylWalls PIPCeiling PIPLights NOClosets NA

OTHER: _____

PATIO/BALCONY:

Floor woodWalls VinylCeiling VinylLights NDSStorage Area NA

OTHER: _____

SOFTWARE

CHECKED: YES or NO

MAINTENANCE CONCERNS TO BE COMPLETED BY: _____ (date).

LESSOR

U.S. GOVERNMENT (AM1-CH)

Date

TBR (To Be Replaced/Repaired) TBP (To Be Provided) NWT (Normal Wear & Tear) DC (Discolored)
 ND (No damage) N (New) W (Worn, not new) P/P (Patched & Painted) N/D/S (Nicks/Dents/Scratches)

LIVING ROOM AREA:

Floor NWT
 Covering CarPet
 Walls P/P
 Ceiling P/P
 Windows/Screens NA
 Doors NA
 Lights NA
 Closets door: P/P vinyl: NDS
 Fireplace NA
 Sofa 1 New
 Chairs 1 W
 End Tables 1 NDS
 Lamps 2 NDS
 Coffee Table 1 NDS

DINING AREA:

Floor NDS
 Covering Vinyl
 Walls P/P
 Ceiling P/P
 Windows/Screens ND
 Doors NA
 Lights ND
 Dinette Table 1 NDS
 Dinette Chairs 4 NWT
 OTHER: _____

KITCHEN:

Floor Vinyl NDS
Walls P/P
Ceiling P/P
Lights ND
Refrigerator NDS 'scrach on side
Stove/Oven NDS
Sink NDS
Garbage Disposal WORKS
Trash Compactor NA
Dishwasher NDS
Cabinets NDS
Counter Top NDS - chips, knife marks
Windows/Screens ND
Doors NA
OTHER: _____

UTILITY CLOSET (Within Unit):

Floor _____
Covering _____
Walls _____
Ceiling _____
Lights _____
Closets _____
OTHER: _____

BEDROOM# 1

Location _____ (Front/Back/Left/Right from entrance)

Flooring Carpet NWTWalls P/PCeiling P/PDoor P/PClosets aluminum doors NDLights NAWindows/Screens NDBeds 1 Queen NDHeadboards NDSNight tables 1 NDSLamps 1 NDSDressers/mirrors Gholes on top NDSFull Length Mirrors yes

OTHER: _____

BATH:

Loc: _____ (from entrance) Size: _____ (master/2nd/1/2)Flooring Vinyl NDSWalls P/PCeiling P/PTub/Shower NDSCommode NDSink NDSVanity NDSMedicine Cabinet NAMirror(s) NDLights overhead NDExhaust Fan workAccessories TH: ND TBH: NDTR: ND SD: NDDoor P/PWindows/Screens NAOTHER: W/D NDS (stackable)

BEDROOM# 2

Location _____ (Front/Back/Left/Right from entrance)

Flooring Carpet NWTWalls P/PCeiling P/PDoor P/PClosets doors: Aluminum NDLights NAWindows/Screens NDBeds 1 Queen NDHeadboards NANight tables NDS deep scratchLamps 1 NDSDressers/mirrors holes on top NDSFull Length Mirrors yes

OTHER: _____

BATH:

Loc: Left (from entrance) Size: _____ (master/2nd/1/2)Flooring Vinyl NDSWalls P/PCeiling P/PTub/Shower NDSCommode NOSink NDSVanity NDSMedicine Cabinet NDMirror(s) NDLights overhead NDExhaust Fan WORKSAccessories TB: NO TR: NOSD: NO TH: NODoor P/PWindows/Screens NA

OTHER: _____

8-B Housing Unit Furnishings- Minimum Requirements

KITCHEN PER UNIT	LIVING ROOM-PER UNIT
✓ 1 Range/Oven Comb.	✓ 1 Sofa (Min. 72")
✓ 1 Refrigerator min 14 CF (2-person Apts) (Frost- Free) w/2 Ice Trays or Ice maker	✓ 1 Coffee Table
✓ 1 Full-sized Dishwasher	✓ 2 End Tables
✓ 1 Cutting Board (Min 9"X12")	✓ 2 Table Lamps
✓ 6 Beverage Glasses (10-12 oz.)	✓ 1 Occasional Chair per Bedroom****
✓ 6 Coffee Cups w/Saucers or Mugs	BEDROOM-PER OCCUPANT
✓ 6 Bread/Butter Plates	✓ 1 Full Length Mirror- per Bedroom
✓ 6 Dinner Plates	1 Double Bed W/Firm Mattress & Foundation*****
✓ 6 Cereal/Salad Bowls	✓ 1 Full/Twin Mattress w/foundation
✓ 1 Casserole Dish**	✓ 1 Dresser or Chest
✓ 1 Serving Platter	✓ 1 Night Stand/Table with Lamp
✓ 2 Serving Bowls	1 Dresser or Chest of Drawers
✓ 1 Measuring Cup/Set	HOUSEHOLD FURNISHINGS
✓ 6 Knives	✓ 1 Bedspread or Comforter w/Bed skirt
✓ 6 Forks	✓ 1 Mattress Pad
✓ 6 Teaspoons	✓ 1 Blanket
✓ 6 Soup Spoons	✓ 2 New Hypo-Allergenic pillows per double bed*****
✓ 1 Paring Knife	✓ 4 Pillow Cases per double bed*****
✓ 1 Butcher Knife <i>missing</i>	✓ 2 Fitted Sheets
✓ 3 Serving Spoons/Forks**	✓ 2 Flat Sheets
✓ 1 Utensil Tray	BATH-PER OCCUPANT
✓ 1 Set of Cooking Utensils**	✓ 2 Bath Towels
✓ 1 Tea Kettle/ or Stove-Top Coffee Pot	✓ 2 Hand Towels
8-Cup Minimum	✓ 2 Wash Cloths
✓ 1 Can Opener	<u>Per Bathroom</u>
✓ 1 Salt and Pepper Shakers	✓ 1 Shower Curtain with Hooks
✓ 2 Cookware Skillets**	✓ 1 Toilet Brush/Plunger
✓ 3 Cookware Set**	MISCELLANEOUS ITEM-PER UNIT
✓ 2 Cookie Sheet/Baking Pans**	Appliances:
✓ 3 Kitchen Towels	✓ 1 Smoke Alarm
✓ 2 Dish Cloths	✓ 1 Vacuum Cleaner Including All Replacement
✓ 2 Pot Holders	Bags and Belts Min. Size (10amp or 3hp)
✓ 1 Broom	Household Furnishings
✓ 1 Dust Pan	✓ 1 Mop
✓ 1 Trash Can	✓ 1 Bucket
DINING ROOM-PER UNIT	✓ 1 Plunger (For Toilet & Drains)
✓ 1 Dining Table/Dinette <i>2 tables</i>	✓ 1 Fire Extinguisher
✓ 4 Dining (Matching) Chairs***	
All of the above items should be in the apartment upon check in, if not notify the NSA Housing Office via your apartment checkin sheet.	
You will be held accountable for all items listed.	

extra → *pitch fork*

move out

CONDITION REPORT

COMPLEX Northampton Village Complex APT # 172-ASTREET Kathann Drive, Hampton, VA 23605#BDR 2 #BATHS 2 #OCCUPANTS 2SMOKE ALARM: AREA / WORKING: Yes / SPRINKLER SYSTEM: YES NO ✓

ENTRANCE HALL:

Front Door: PIP
Floor NDS DC Some ~~to~~ stainsCovering VinylWalls PIPCeiling PIPLights NOClosets NAOTHER:

PATIO/BALCONY:

Floor ConcreteWalls VinylCeiling woodLights NOStorage Area NAOTHER:

SOFTWARE

CHECKED: YES or NOMAINTENANCE CONCERNS TO BE COMPLETED BY: (date)

LESSOR

U.S. GOVERNMENT (AM1 CB)

Date

TBR (To Be Replaced/Repaired) TBP (To Be Provided) NWT (Normal Wear & Tear) DC (Discolored)
 ND (No damage) N (New) W (Worn, not new) P/P (Patched & Painted) N/D/S (Nicks/Dents/Scratches)

LIVING ROOM AREA:

Floor NWT
 Covering Carpet
 Walls P/P
 Ceiling P/P
 Windows/Screens NA
 Doors NA
 Lights NA
 Closets NA
 Fireplace NA
 Sofa 1 W
 Chairs 2 W
 End Tables ~~2~~ 2 NDS
 Lamps 2 NDS
 Coffee Table 1 NDS

DINING AREA:

Floor NDS
 Covering Vinyl
 Walls P/P
 Ceiling P/P
 Windows/Screens ND
 Doors NA
 Lights ND
 Dinette Table 1 NDS
 Dinette Chairs 4 NWT
 OTHER: _____

KITCHEN:

Floor Vinyl DC NDS Lots Scratches
 Walls P/P
 Ceiling HP
 Lights ND
 Refrigerator NDS DC
 Stove/Oven NDS
 Sink NDS
 Garbage Disposal WORKS
 Trash Compactor NA
 Dishwasher NDS
 Cabinets NDS
 Counter Top NDS Paint Peeling
 Windows/Screens ND
 Doors NA
 OTHER: _____

UTILITY CLOSET (Within Unit):

Floor _____
 Covering _____
 Walls _____
 Ceiling _____
 Lights _____
 Closets _____
 OTHER: _____

BEDROOM# 1

Location _____ (Front/Back/Left/Right from entrance)

Flooring Carpet NWTWalls PIPCeiling PIPDoor PIPClosets DOORS; Aluminum NDLights NAWindows/Screens NDBeds 1 Q NDHeadboards NDSNight tables 1 NDSLamps 1 NDSDressers/mirrors 9 holes NDSFull Length Mirrors yes

OTHER: _____

BATH:

Loc: _____ (from entrance) Size: _____ (master/2nd/1/2)Flooring Tile ~~Worn~~ WornWalls PIPCeiling PIPTub/Shower NDS DCCommode NDSink NDSVanity NDSMedicine Cabinet NDMirror(s) ChipsLights NDExhaust Fan WORKSAccessories TH: ND TR: NDTBH: ND SD: NDDoor PIPWindows/Screens NA

OTHER: _____

BEDROOM# 2

Location _____ (Front/Back/Left/Right from entrance)

Flooring Carpet NWTWalls P/PCeiling P/PDoor P/PClosets door: Aluminum NDLights NAWindows/Screens NDBeds 1 Q NDHeadboards NANight tables 1 NDSLamps 1 NDSDressers/~~mirrors~~ 6 holes NDSFull Length Mirrors Yes

OTHER: _____

BATH:

Loc: Right (from entrance) Size: _____ (master/2nd/1/2)Flooring Viny 1 NDSWalls P/PCeiling P/PTub/Shower NDSCommode NDSink NDSVanity NDSMedicine Cabinet NAMirror(s) NDLights NDExhaust Fan WORKSAccessories TH: ND TR: NDTBH: ND SD: NDDoor P/PWindows/Screens NAOTHER: W/P NDS stackable

Housing Unit Furnishings- Minimum Requirements

KITCHEN PER UNIT	LIVING ROOM-PER UNIT
✓ 1 Range/Oven Comb.	✓ 1 Sofa (Min. 72")
✓ 1 Refrigerator min 14 CF (2-person Apts)	✓ 1 Coffee Table
✓ 1 (Frost- Free) w/2 Ice Trays or Ice maker	✓ 2 End Tables
✓ 1 Full-sized Dishwasher	✓ 2 Table Lamps
✓ 1 Cutting Board (Min 9"X12")	✓ 1 Occasional Chair per Bedroom**** <i>one</i>
4 - 6 Beverage Glasses (10-12 oz.)	BEDROOM-PER OCCUPANT
✓ 6 Coffee Cups w/Saucers or Mugs	✓ 1 Full Length Mirror- per Bedroom
✓ 6 Bread/Butter Plates	✓ 1 Double Bed W/Firm Mattress & Foundation*****
✓ 6 Dinner Plates	✓ 1 Full/Twin Mattress w/foundation
✓ 6 Cereal/Salad Bowls	✓ 1 Dresser or Chest
✓ 1 Casserole Dish**	✓ 1 Night Stand/Table with Lamp
✓ 1 Serving Platter	1 Dresser or Chest of Drawers
✓ 2 Serving Bowls	HOUSEHOLD FURNISHINGS
✓ 1 Measuring Cup/Set	✓ 1 Bedspread or Comforter w/Bed skirt
✓ 6 Knives	✓ 1 Mattress Pad
✓ 6 Forks	✓ 1 Blanket
✓ 6 Teaspoons	✓ 2 New Hypo-Allergenic pillows per double bed*****
✓ 6 Soup Spoons	✓ 4 Pillow Cases per double bed*****
✓ 1 Paring Knife	✓ 2 Fitted Sheets
✓ 1 Butcher Knife	✓ 2 Flat Sheets
✓ 3 Serving Spoons/Forks**	BATH-PER OCCUPANT
✓ 1 Utensil Tray	✓ 2 Bath Towels
✓ 1 Set of Cooking Utensils**	✓ 2 Hand Towels
✓ 1 Tea Kettle/ or Stove-Top Coffee Pot	✓ 2 Wash Cloths
8-Cup Minimum	<u>Per Bathroom</u>
✓ 1 Can Opener	✓ 1 Shower Curtain with Hooks
✓ 1 Salt and Pepper Shakers	✓ 1 Toilet Brush/Plunger
✓ 2 Cookware Skillets**	MISCELLANEOUS ITEM-PER UNIT
✓ 3 Cookware Set**	Appliances:
✓ 2 Cookie Sheet/Baking Pans**	✓ 1 Smoke Alarm
✓ 3 Kitchen Towels	✓ 1 Vacuum Cleaner Including All Replacement
✓ 2 Dish Cloths	Bags and Belts Min. Size (10amp or 3hp)
✓ 2 Pot Holders	Household Furnishings
✓ 1 Broom	✓ 1 Mop
✓ 1 Dust Pan	✓ 1 Bucket
✓ 1 Trash Can	✓ 1 Plunger (For Toilet & Drains)
DINING ROOM-PER UNIT	✓ 1 Fire Extinguisher
✓ 1 Dining Table/Dinette <i>2 tables</i>	
✓ 4 Dining (Matching) Chairs***	
All of the above items should be in the apartment upon check in, if not notify the NSA Housing Office via your apartment checkin sheet.	
You will be held accountable for all items listed.	